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LTH

Prepared by Randle S. Davis, Lassiter, Tidwell & Hildebrand, PLLC, 1850 One Nashville Place, 150 Fourth Avenue, North, Nashville, Tennessee 37219.

NEW OWNER ADDRESS:	SEND TAX NOTICES:	MAP-PARCEL NOS.:
Hardin Thomas Greenfield, Jr., and Judith Ann Ballard 2110 Sanborn Drive Nashville, Tennessee	Judith Ann Ballard 506 Bounty Drive Nashville, Tennessee 37210	Map 95-10 Parcel 34

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF no monetary consideration, Hardin Thomas Greenfield, Jr., and Judith Ann Ballard, as Co-Executors of the Estate of Addie Lou Greenfield (hereinafter referred to as GRANTOR), which is currently being probated in the Seventh Circuit Court for Davidson County, Tennessee, Docket No. 02P172, does hereby grant, transfer, and convey unto Hardin Thomas Greenfield, Jr., and Judith Ann Ballard, as tenants-in-common, (hereinafter referred to as GRANTEES), their successors and assigns, all of Grantor's right, title and interest in certain land in Davidson County, Tennessee, more particularly described as follows, to wit:

(See **Exhibit "A"** attached hereto and made a part hereof.)

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the property.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever. GRANTOR covenants it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered (except for 2002 property taxes, not yet due). GRANTOR further covenants and binds itself, its successors, and legal representatives to warrant and forever defend the title to said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons claiming under GRANTOR.

Witness my hand this 17 day of July, 2002.

ESTATE OF ADDIE LOU GREENFIELD

Davidson County DEEDWARR
Recvd: 07/31/02 10:00 3pgs
Fees:17.00 Taxes:0.00
20020731-0091684

By: Hardin Thomas Greenfield
Hardin Thomas Greenfield, Jr., Co-Executor

By: Judith Ann Ballard
Judith Ann Ballard, Co Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Doreen Gentry, a Notary Public in and for said County and State, personally appeared Hardin Thomas Greenfield, Jr., as Co-Executor for the Estate of Addie Lou Greenfield, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand this 17 day of July, 2002.

Doreen Gentry
NOTARY PUBLIC

DOREEN GENTRY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: _____

DOREEN GENTRY
MY COMMISSION EXPIRES
MAY 29 2005
DAVIDSON COUNTY TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, _____, a Notary Public in and for said County and State, personally appeared Judith Ann Greenfield, as Co-Executor for the Estate of Addie Lou Greenfield, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand this 17 day of July, 2002.

NOTARIZE

Doreen Gentry
NOTARY PUBLIC

My Commission Expires: _____

DOREEN GENTRY
MY COMMISSION EXPIRES
MAY 29 2005
DAVIDSON COUNTY TENNESSEE

{NOTE: THIS TRANSFER IS EXEMPT FROM TRANSFER TAXES PURSUANT TO T.C.A. SECTION 67-4-409(a)(3)(D)}

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

By: Hardin Thomas Greenfield, Jr.
Hardin Thomas Greenfield, Jr.

Sworn to and subscribed before me this 17 day of July 2002.

NOTARIZE

Doreen Gentry
NOTARY PUBLIC

My Commission Expires: _____

DOREEN GENTRY
MY COMMISSION EXPIRES
MAY 29 2005
DAVIDSON COUNTY TENNESSEE

Bellard

By: Judith Ann Greenfield
Judith Ann Greenfield

Sworn to and subscribed before me this 17 day of July 2002.

Doreen Gentry
NOTARY PUBLIC

My Commission Expires: _____

DOREEN GENTRY
MY COMMISSION EXPIRES
MAY 29 2005
DAVIDSON COUNTY TENNESSEE

Exhibit "A"

Being Lot No. 195 on the Plan of Elm Hill Acres, Section 4, of record in Book 2331, page 118, Register's Office for Davidson County, Tennessee, and being described as follows:

Said Lot No. 195 fronts 70 feet on the northeasterly side of Sanborn Drive and runs back 237.4 feet, more or less, on the northwesterly line and 234.2 feet, more or less, on the southeasterly line to the center line of Sims Branch on which it measures 70 feet, more or less.

Being the same property conveyed to H. T. Greenfield and wife, Addie Lou Greenfield, by Deed from John L. Ake and wife, Betty Ann Ake, of record in Book 4135, Page 322, Register's Office for Davidson County, Tennessee. H. T. Greenfield having predeceased Addie Lou Greenfield.

This conveyance is made subject to Easements, Conditions and Restrictions as shown on plan of record in Book 2331, page 118; Perpetual Easement and right to flood premises of record in Book 2199, page 83; and to Restrictive Covenants of record in Book 2442, page 464, Register's Office for said County.

The above legal description is the same as used in the prior deed.

This is improved property known as 2110 Sanborn Drive, Nashville, Tennessee.